

**PLANNING AND ZONING COMMISSION  
STAFF REPORT**

**November 20, 2008**



**FP 08-10: proposed Final Plat of Austin's Colony Subdivision – Phases 11 A and C**

**SIZE AND LOCATION:** 17.61 acres of land out of John Austin League, A-2 located north of a proposed northeastern extension of Harvey Mitchell School Drive, northeast from its intersection with Colony Village Drive in Bryan, Texas

**EXISTING LAND USE:** vacant land

**ZONING:** Residential District – 5000 (RD-5)

**APPLICANT(S):** Carrabba Family Limited Partnership

**AGENT:** Michael Hester, P.E.

**STAFF CONTACT:** Martin Zimmermann, Planning Administrator

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this proposed final plat.



**PROPOSED SUBDIVISION:**

This proposed final plat creates 30 single-family residential lots on 17.61 acres of land. An extension of Harvey Mitchell School Road, three new streets (Alba Court, Agee Court, Althea Court) and two street segments (Ambrose and Brownstone Drives) are proposed for dedication and improvement by the developer.

**RELATION TO APPROVED MASTER PLAN:**

The proposed final plat is substantially in conformance with the Master Plan of Austin's Colony Subdivision, which the Planning and Zoning Commission approved on April 6, 2007.

**RECOMMENDATION:**

The proposed final plat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.